



City of Seattle

Department of Planning and Development

D. M. Sugimura, Director

ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT

Application Number: 3001095

Applicant Name: Jon Riser

Address of Proposal: 5414 – 21st Avenue SW

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide one parcel into four parcels of land. Proposed parcel sizes are: A) 5,028 sq. ft., B) 5,028 sq. ft., C) 5,775; and D) 5,661 sq. ft. Existing structures to be demolished.

The following approval is required:

Short Subdivision - to create four parcels of land.
(Chapter 23.24, Seattle Municipal Code).

BACKGROUND INFORMATION

Zoning: Single Family 5000 (Single Family with a minimum lot area requirement of 5,000 sq. ft.)

Public Comment: Public notice was provided on May 3, 2012, and was extended to May 30, 2012, by public request. Several public comments were received.

Site description: The property has a total area of 21,492 sq. ft. and is developed with an existing single family residence (to be demolished). The site abuts 21st Avenue SW on the west, properties developed with single family homes on the north and south, and undeveloped property owned by the Seattle Parks Department to the east. The site has 114.28 feet of street frontage, a depth of between 186 to 190 feet, and slopes down from the west to the east. The Parks Department property east of the subject site has a depth of about 185 feet, and slopes down to the east to the unopened 19th Avenue SW right-of-way.

The unopened 19th Ave SW right-of-way and the eastern approximate half of the Parks Department property have mapped environmentally critical areas (ECAs) and ECA buffers on-site, due to the presence of wetlands and a riparian corridor. There are no mapped ECAs or ECA buffers on the subject site. This has been confirmed by a site visit from DPD staff, who has located the wetland approximately 130 feet east of the subject property's easternmost property line.

ANALYSIS – SUBDIVISION

General short subdivision standards: Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat:

1. *Conformance to the applicable Land Use Code provisions, as modified by this chapter;*
2. *Adequacy of access for pedestrians, vehicles, utilities and fire protection as provided in Section 23.53.005, Access to lots, and Section 23.53.006, Pedestrian access and circulation;*
3. *Adequacy of drainage, water supply and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of Section 25.09.240, Short subdivisions and subdivisions, in environmentally critical areas;*
6. *Whether the proposed division of land is designed to maximize the retention of existing trees;*
7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouse, roughhouse, and cottage housing developments as permitted in Single-Family, Residential Small Lot, and Low-rise zones and for single-family dwelling units in Low-rise zones, or any combination of the above types of residential development, as permitted in the applicable zones; and;*
8. *Conformance to the provisions of Section 23.24.046, Multiple single-family dwelling units on a single-family lot, when the short subdivision is for the purpose of creating two or more lots from one lot with more than one existing single-family dwelling unit.*
9. *Every lot except unit lots and lots proposed to be platted for individual live-work units in zones where live-work units are permitted, shall conform to the following standards for lot configuration, unless a special exception is authorized under subsection 23.24.040.B:*
 - a. *If a lot is proposed with street frontage, then one lot line shall abut the street for at least 10 feet; and*

- b. No lot shall be less than 10 feet wide for a distance of more than 10 feet as measured at any point; and*
- c. No proposed lot shall have more than six separate lot lines. The lot lines shall be straight lines, unless the irregularly shaped lot line is caused by an existing right-of-way or an existing lot line; and*
- d. If the property proposed for subdivision is adjacent to an alley, and the adjacent alley is either improved or required to be improved according to the standards of Section 23. 53.030, then no new lot shall be proposed that does not provide alley access, except that access from a street to an existing use or structure is not required to be changed to alley access. Proposed new lots shall have sufficient frontage on the alley to meet access standards for the zone in which the property is located.*

Conclusion

Based on information provided by the applicant, referral comments from DPD and other City Departments, and review and analysis by the Land Use Planner, the above criteria have been met. The short subdivision meets all minimum standards or applicable exceptions set forth in the Land Use Code. This short subdivision will provide pedestrian and vehicular access (including emergency vehicles), and public and private utilities. Adequate provisions for drainage control, water supply and sanitary sewage disposal will be provided for each lot and service is assured, subject to standard conditions governing utility extensions. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

Regarding trees, four trees which are large enough to qualify to be designated as 'exceptional' per DPD Director's Rule 16-2008 are found on the property. These trees are: A 23" diameter at breast height (dbh) Scouler's Willow near the north property line of proposed Parcel W, a 13" dbh Pacific Madrone near the north property line of proposed Parcel Z, a 17.5" dbh Pacific Madrone near the southwest corner of proposed Parcel Z, and a 12.4" dbh Scouler's Willow towards the rear of proposed Parcel X. The applicant believes that the Scouler's Willow on Parcel X should not be considered exceptional due to its condition, however, that determination needs to be made during the review of any future building permit for Parcel X. In order to meet the requirement that the plat maximize retention of trees, the applicant will be required to relocate the "Access and Utilities Easement for the benefit of Parcels W, X, Y and Z" such that the areas within the tree drip lines of the 23" diameter at breast height (dbh) Scouler's Willow, 13" dbh Pacific Madrone and 17.5" dbh Pacific Madrone described above will not be disturbed. This change must be made on the final plat prior to recording.

DECISION –SHORT SUBDIVISION

The proposed Short Subdivision is **GRANTED**.

Signature: _____ (Signature on file) Date: July 26, 2012
Molly Hurley
Senior Land Use Planner
Department of Planning and Development

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